



Town of Arlington, Massachusetts
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Minutes 10/11/2012

Capital Planning Committee
Meeting Minutes
October 11, 2012

In attendance were:

Steve Andrew
Andrew Flanagan
Charles Foskett
Paul Olsen*
Brian Rehrig
Diane Johnson
Ruth Lewis
Anthony Lionetta
Barbara Thornton *

* Denotes those not in attendance

- Meeting Opened: Charlie Foskett opened the meeting and Andrew Flanagan provided plan materials to CPC members. The minutes of the September 27 meeting were approved.
- Central Fire Station: Jeff Shaw from Donham & Sweeney, the project architect and; Kevin Nigro from PMA, the Arlington's OPM were in attendance to discuss the current projection of construction cost for the Station. CPC is concerned about the significant increase in the projected estimate cost from last reports. CPC's prior understanding of the remaining project cost was around \$4 million compare to the now projected cost of \$6.3 million. The \$4 million number was provided to the CPC as recently as last year by the Fire Department and the Permanent Building Committee.
- Jeff Shaw "walked" the CPC through the evolution of pricing since 2009 with some assistance from Kevin Nigro. CPC voiced questions concerning the presentation of values provided including the manner of inclusion of the cost of the Envelope Contract, the amount of the applied escalation factor, and the impact of these on the projected cost. Also, the Estimated Bid amount of the Project needs to be clearly stated.
- CPC stated its budgeting constraints. With this in mind, the CPC asked what changes to the scope of the Project could be considered to help close the funding gap.
- Jeff Shaw agreed to provide an updated cost estimate to Andrew Flanagan for distribution to the CPC. Jeff will also review the project for possible reductions in scope to reduce cost. CPC is looking for just a list of possible ideas at this time.
- Prior Year Balances: Andrew Flanagan had requested departments to report on the status of unspent / remaining balances. Andrew reported on the findings. Written memorandum provided. Highlights include the following:
- Under Fire, rescind \$125k for Communication Antennae. This is no longer needed due to changes in

technology. This amount was authorized but not borrowed.

- Under HHS, reallocate some residual balances (total of \$3,163) to repair water damage. Motion made and accepted.
- Under Library, reallocate \$1,519 to cover an overage in the cost of the Smoke/Fire detection project. Motion made and accepted.
- Under Planning, balance of \$22,530 for Cosby School will be reallocated to another use TBD >> possibly de-leading at Gibbs.
- Under School, request for purchase of Pickup with bucket is revised to Van with bucket. This reduces \$\$ needed from \$85k to \$67k. The request is made to reassign this "savings" (cash item) and add it to \$40k already in the budget for waterproofing the DPW Administrative Building. Bids for this work are in hand. Motion made and accepted.
- Under School, there are numerous balances that can be reassigned to Thompson. These amounts will not be used to increase the budget for Thompson, but rather reduce the amount to be borrowed.

Andrew Flanagan will be putting together a summary report on balances that can be swept.

- Planning Requests: Steve Andrew reported on the subcommittee's meeting on Planning and Redevelopment Board requests. Relative to buildings under the ARB, the subcommittee is awaiting updated P/L statements on the Urban Renewal fund. Also, it was noted that there are some adjustments underway to reassign buildings from the ARB to Planning and the fiscal management of these buildings to the Town Manager's office.

A review of key requests are as follows:

- \$100k request for Retaining Wall Request to be withdrawn. There is currently \$318k in CBDG funds, as well as \$51k in FY 2007 and \$50k in FY 2013 available for this work.
- \$200k for Broadway Plaza Upgrade not recommended by Subcommittee.
- \$30k for a Center Parking study is for an effort voted on by Town Meeting.
- \$75k for Master Planning Study to match funds from FY 2013 approved by the Subcommittee.

• Next meeting: October 25, 2012.

Adjournment